

EXHIBIT 1

EXHIBIT 1

1 MARK J. BOURASSA, ESQ.
Nevada Bar No. 7999
2 **THE BOURASSA LAW GROUP, LLC**
8668 Spring Mountain Rd., Suite 101
3 Las Vegas, Nevada 89117
4 Tel: (702) 851-2180
Fax: (702) 851-2189
5 Email: mbourassa@bourassalawgroup.com
6 *Attorney for Plaintiff*

7 **UNITED STATES DISTRICT COURT**

8 **DISTRICT OF NEVADA**

9 MELINDA ELLIS, individually and On Behalf
of Herself and All Others Similarly Situated,

Case No.: 3:09-cv-00428-LRH-WGC

10 Plaintiff,

11 vs.

12
13 ALESSI TRUSTEE CORPORATION; DAVID
ANTHONY ALESSI; and ALESSI & KOENIG,
14 LLC; and DOES I through XX,

15 Defendant.
16

17 **AFFIDAVIT IN SUPPORT OF MOTION FOR ATTORNEY FEES,
18 COSTS, AND PRE- AND POST-JUDGMENT INTEREST**

19 STATE OF NEVADA)
) ss.
20 COUNTY OF CLARK)

21 I, Mark J. Bourassa, do hereby affirm under penalty of perjury that the assertions of this
22 Affidavit are true, as follows:

23 1. I am an attorney at law admitted before all the courts of the State of
24 Nevada and the United States District Court, District of Nevada. I am counsel of record for
25 Plaintiff in this matter. This affidavit is made in support of Plaintiffs' Motion For Award Of
26 Attorney Fees And Costs. I have personal knowledge of and am familiar with the facts set forth
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28

1 herein, all of which are true and correct, except those matters stated to be upon information and
2 belief and, as to those matters, I believe them to be true.

3 2. This matter arises from Defendants' attempts to collect allegedly past-due
4 homeowners association assessments from Plaintiff. This case was filed in May of 2008, and
5 Plaintiff's initial counsel, The Law Office of Curtis B. Coulter, withdrew from representing
6 Plaintiff in this matter in May of 2012.

7
8 3. Plaintiff represented herself *pro se* from August of 2012 through
9 February of 2013. During this time, Plaintiff responded to Defendants' Motion for Summary
10 Judgment, and filed her own Motion for Summary Judgment.

11 4. In February 2013, Plaintiff retained The Bourassa Law Group, LLC
12 (BLG). Plaintiff and BLG entered into a modified hourly/contingent fee contract with the Firm
13 which, in pertinent part, allows the Firm to recover its fees incurred on an hourly basis at \$350
14 per hour for attorney work and \$125 per hour for paralegal work. The agreement further
15 specifies that BLG would receive no fee should Plaintiff's counsel fail to obtain an award on
16 Plaintiff's behalf. The agreement also provides that the Firm would advance any and all
17 litigation-related costs.

18
19 5. I am informed and believe, and thereon allege, that this type of fee
20 arrangement is customary for claims under the FDCPA, as well as other claims with statutory
21 fee provisions.

22
23 6. When BLG began representing Plaintiff, discovery had already closed,
24 and BLG had to immediately file a reply in support of Plaintiff's *pro se* summary judgment
25 motion.

26 7. On June 7, 2013, the Court granted Plaintiff partial summary judgment
27 with respect to her claim under 15 U.S.C. § 1692e(11). In January 2015, Plaintiff's remaining
28

1 claims were tried before a jury. On January 26, 2015, the jury ruled in favor of Plaintiff with
2 respect to both her remaining FDCPA claims and racketeering claim, and awarded damages
3 totaling \$516,000.00.

4 8. The claims in this case presented complex issues relating to the
5 intersection between the foreclosure process and the collection process regulated by the
6 FDCPA, as well as novel issues relating to the legality of Defendants' liens on Plaintiff's
7 properties for the costs of collection and attorney fees. Moreover, litigating these claims
8 involved review of several thousand pages of documents, numerous motions, including motions
9 to dismiss, motions to compel, motions for sanctions, and cross motions for summary judgment,
10 as well as a 5-day jury trial.

11 9. I have reviewed my firm's billing statements in connection with this
12 matter and am familiar with their contents. A true and correct copy of these billing statements
13 area attached hereto as **Exhibit A**.

14 10. As set forth in detail in **Exhibit A**, BLG has billed 325.60 attorney hours
15 at \$350 per hour and 91.80 paralegal hours at \$125 per hour in connection with this matter for
16 total fees of \$125,435.00.

17 11. I am the founding Member of The Bourassa Law Group, LLC. My
18 practices focuses on litigation and trial work in both civil matters representing clients in state
19 and federal courts in consumer litigation, including both plaintiff and defense side FDCPA
20 litigation, consumer law, construction defect claims, employment law, class actions, and
21 personal injury. Prior to founding The Bourassa Law Group, I was a partner in the Las Vegas
22 office of a multi-jurisdictional law firm with a substantial litigation practice in complex multi-
23 party tort litigation, construction defect claims (representing developers and general contractors)
24 and general liability litigation. I obtained my law degree *cum laude* from Pepperdine University
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27
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1 School of Law. I am admitted to practice in all State Courts in Arizona, California, and Nevada
2 as well as the United States District Court, District of Nevada, District of Northern California,
3 District of Central California, District of Arizona and the Ninth Circuit Court of Appeal. I have
4 litigated and resolved millions of dollars in claims ranging from small claims lawsuits to
5 complex multi-party tort litigation. I was primarily responsible for litigation of this matter
6 through trial. I expended 142.80 hours in the prosecution of this case.
7

8 12. Hillary Ross is a Partner in the Firm's Denver office. Ms. Ross' practice
9 focuses on general litigation, employment, consumer claims and class actions in both state and
10 federal courts. Prior to joining The Bourassa Law Group, Ms. Ross was a staff attorney at a
11 regional Denver law firm representing employers in employment and labor law matters. Prior to
12 relocating to Denver, Ms. Ross was an associate at a national employment and labor firm in Los
13 Angeles, representing employers in employment and labor litigation with an emphasis on class
14 action wage and hour claims. Ms. Ross obtained her law degree *cum laude* from Pepperdine
15 University School of Law. Ms. Ross is admitted to practice in all State Courts in California
16 (inactive status) and Colorado, as well as the United States District Court for the Central District
17 of California, the District of Colorado, and the Ninth Circuit Court of Appeal. Although Ms.
18 Ross is not licensed to practice law in Nevada, Ms. Ross' role in this matter was limited to
19 rendering support in the form of brief writing and legal research from the Firm's Denver office
20 under my direct supervision. Ms. Ross did not sign pleadings or appear before the court, had
21 minimal, non-exclusive contact with Plaintiff, and all work performed by her was personally
22 reviewed by me or another attorney in my office licensed in Nevada. Ms. Ross expended 99.10
23 hours in connection with this litigation.
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26 13. Christopher Carson is a partner in The Bourassa Law Group, LLC. Mr.
27 Carson's practice concentrates primarily on representation of homeowners in construction
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1 defect claims against developers, homebuilders and subcontractors. In addition, Mr. Carson
2 regularly litigates commercial real estate matters and has an active personal injury practice.
3 Prior to joining the firm, Mr. Carson was a partner in a Nevada law firm engaged in general
4 liability litigation. Mr. Carson is a graduate of the William S. Boyd School of Law at the
5 University of Nevada Las Vegas. He is admitted to practice in Nevada and Arizona. Mr.
6 Carson's work on this matter consisted of reviewing motions prior to filing with the Court. Mr.
7 Carson expended 1.60 hours in the prosecution of this case.

9 14. Trent L. Richards is an associate attorney with The Bourassa Law Group,
10 LLC. Mr. Richards' practice concentrates on construction defect claims, business and contract
11 litigation, commercial transaction work, gaming law and consumer law. Prior to joining the
12 firm, Mr. Richards worked as an associate attorney at a prominent firm in Las Vegas, Nevada
13 with a strong emphasis in business transactions, commercial leases and gaming law. Prior to
14 practicing law, Mr. Richards served in the United States Marine Corps from 1997 until 2003.
15 He participated in Operation Noble Eagle and Operation Iraqi Freedom as a non-commissioned
16 officer with Fox Co. 2nd Bn, 23rd Marines. Mr. Richards holds a Masters in Business
17 Administration and received his Juris Doctorate from the University of Nevada Las Vegas,
18 William S. Boyd School of Law. Mr. Richards is admitted to the State Bar of Nevada, the
19 United States District Court for the District of Nevada, and the United States Bankruptcy Court
20 for the District of Nevada. Mr. Richards' work on this matter includes substantial trial
21 preparation as well as attendance at and assistance with trial as second chair. Mr. Richards
22 expended 80.40 hours in the prosecution of this case.

23 15. In addition to the attorneys, 3 paralegals devoted a total of 91.80 hours of
24 time organizing documents, preparing exhibits, preparing documents, and assisting with overall
25 case preparation.
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1 16. All of the persons recording time in this matter, as set forth in **Exhibit A**,
 2 recorded their time on a contemporaneous basis and that time was submitted into the Firm's
 3 computerized billing software.

4 17. Based upon my experience litigating FDCPA and consumer claims on
 5 both the plaintiff's and defense sides, I believe the amount of time expended by Plaintiff's
 6 counsel in these matters, and the rates sought, are reasonable and comparable to that charged by
 7 others in the area for cases of similar complexity and Plaintiff's counsel's level of skill and
 8 expertise. Indeed, the rates sought by BLG have been approved by this Court on previous
 9 occasions. *See Calvert v. Alessi & Koenig, LLC*, 2013 WL 3833053 at *2 (D. Nev. 2013)
 10 (awarding Plaintiff's counsel fees in an FDCPA case at \$350 per hour for attorneys and \$125
 11 per hour for paralegals); *Schmidt v. Red Rock Financial Services, LLC*, District of Nevada Case
 12 No. 2:12-cv-01773-JCM-PAL
 13

14 18. The Firm currently consists of six attorneys and two paralegals. Because
 15 of the Firm's work on this matter during trial and the preparation for trial, the Firm was unable
 16 to expend a substantial amount of time on other cases, nor were we able to engage in significant
 17 new business development. During preparation for, and trial of this matter, three attorneys had
 18 to be involved in this matter, including an attorney from the Denver office. As the Court is no
 19 doubt aware, the overhead to operate and maintain a law firm is significant. In addition to this
 20 overhead, the Firm has incurred \$15,535.46 in costs to prosecute this case.
 21

22 FURTHER AFFIANT SAYETH NAUGHT.

23
 24 Mark J. Bourassa, Esq.

25 SUBSCRIBED AND SWORN to
 26 before me this 25th day of February, 2015.

27
 28 NOTARY PUBLIC

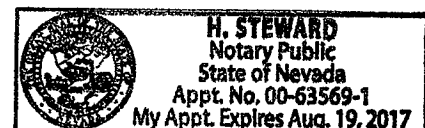


EXHIBIT A

EXHIBIT A

The Bourassa Law Group, LLC

8668 Spring Mountain Road
Suite 101
Las Vegas, NV 89117
Telephone: 702-851-2180
Fax: 702-851-2189

February 25, 2015

Invoice No. 4625

Melinda Ellis
1200 Broken Feather Ct
Reno, NV 89511


Client Number: 11700 Melinda Ellis
Matter Number: XOXO-2535 Ellis, Melinda vs. Alessi & Koenig, LLC & Arrowcre
For Services Rendered Through 2/25/2015.

Fees					
<u>Ticket #</u>	<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
1	2/7/2013	EW	Open file in Abacus Law/Accounting	0.30	\$37.50
2	2/7/2013	HS	Review federal case filings per H. Ross and M. Bourassa; Download and save copy of federal docket report, Plaintiff's Motion for Partial Summary Judgment and Defendants' Answer to First Amended Complaint; Review Defendants' Answer to First Amended Complaint to find original complaint was filed in 2nd District Court in Washoe County; Apply for login and password under M. Bourassa through Washoe County court e-file system; Email to K. Bourassa to forward confirmation email to me upon receipt	1.00	\$125.00
3	2/27/2013	EW	Received the executed retainer; Saved to server file and create file for S. Calvert	0.20	\$25.00
4	2/27/2013	HS	Prepare Notice of Appearance with Certificate of Service; Email to H. Ross for approval; File with court and mail to all parties	0.20	\$25.00
6	2/27/2013	MB	Review and revise the Notice of Appearance prior to filing with the Court.	0.30	\$105.00
7	2/27/2013	MB	Email to H. Ross and H. Steward with the procedure to be followed for this case.	0.20	\$70.00
533	2/27/2013	HR	Review notice of appearance.	0.20	\$70.00

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5	2/28/2013	MB	Receive and review the MINUTE ORDER IN CHAMBERS re [123] Order to Show Cause.	0.30	\$105.00
8	2/28/2013	KB	Retrieve and save all emails from M. Ellis sent to M. Bourassa to the necessary file. Sent an email to all parties involved regarding the same.	0.30	\$37.50
9	2/28/2013	MB	Email from M. Ellis containing a copy of her Confidential Settlement Speech used on or about February 25, 2013.	0.30	\$105.00
10	3/1/2013	HR	Prepare stipulation to extend the time to file reply in support of Motion for Summary Judgment.	0.30	\$105.00
11	3/1/2013	HR	Correspondence with opposing counsel and M. Bourassa regarding stipulation for extension.	0.10	\$35.00
12	3/1/2013	HS	Apply electronic signatures and file stipulation for extension of time; Telephone call with client  Email to M. Bourassa regarding conversation	0.40	\$50.00
13	3/1/2013	HS	Receive and review court stamped Stipulation for Extension of Time; Save to file	0.10	\$12.50
14	3/4/2013	HS	Download and save court stamped Order on Stipulation for Extension of Time; Email to all parties	0.20	\$25.00
15	3/5/2013	MB	Email to C. Cherry to schedule a teleconference with the client.	0.20	\$70.00
16	3/5/2013	MB	Email from K. Ogden, JEA to schedule a status check regarding our Amended Discovery Plan/Scheduling Order.	0.20	\$70.00
17	3/5/2013	MB	Email to K. Ogden, JEA advising March 15, 2013 is amendable to our office.	0.20	\$70.00
18	3/5/2013	KB	Update the attorney calendar according to the email from K. Ogden, JEA to schedule a status check regarding our Amended Discovery Plan/Scheduling Order.	0.10	\$12.50
19	3/5/2013	MB	Email from R. Kerbow advising their office is amendable to the date and to appear telephonically.	0.20	\$70.00

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42	3/19/2013	MB	Email to H. Steward advising her to request a telephonic appearance for the hearing on Thursday.	0.20	\$70.00
43	3/19/2013	HS	Review H. Ross changes to amended Joint Discovery Plan and Scheduling Order; Review case docket to locate original date for amended pleadings and add parties; Email to M. Bourassa for final review and forwarding to opposing counsel R Kerbow.	0.30	\$37.50
44	3/19/2013	HS	Per M. Bourassa dispositive motion deadline was extended; Email amended DPO to opposing counsel R Kerbow for review and signature	0.20	\$25.00
45	3/21/2013	MB	Email from R. Kerbow containing a copy of the Stipulation.	0.20	\$70.00
46	3/21/2013	HS	Per R Kerbow, applied his electronic signature to First Amended Joint Discovery Plan and Scheduling Order; File same with Court	0.10	\$12.50
47	3/21/2013	HS	Download court signed scheduling order, save to file; Calendar all applicable dates	0.20	\$25.00
48	3/21/2013	HS	Receive and review minutes from OSC hearing on 3.21.13; Save to file	0.20	\$25.00
49	3/21/2013	HS	Receive and review stipulation regarding Sur Reply	0.10	\$12.50
50	3/26/2013	HS	Receive email from M Ellis regarding [REDACTED] [REDACTED]	0.20	\$25.00
51	3/27/2013	HS	Receive four (4) boxes containing client's personal files and/or binders regarding her case against Alessi; Email to client (copy H. Ross and M. Bourassa) that binders were received	0.20	\$25.00
52	3/28/2013	HS	Per M. Bourassa, email to K. Bourassa to download all documents filed in this case	0.10	\$12.50
53	3/28/2013	HS	Cursory review of binders received from client	0.20	\$25.00
54	3/29/2013	HS	Discuss binders with M. Bourassa; C. Cherry to scan all related discovery documents; Discuss with C. Cherry	0.30	\$37.50

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55	4/2/2013	HS	Meet with client [REDACTED]; Review and download CD's with additional documents; Email to M. Bourassa regarding same	0.50	\$62.50
56	4/2/2013	HS	Scan and email contents of confidential envelope to M. Bourassa	0.10	\$12.50
57	4/4/2013	MB	Receive and review the Submission of PROPOSED ORDER.	0.30	\$105.00
58	4/4/2013	MB	Receive and review the STIPULATION re [118] MOTION for Partial Summary Judgment.	0.30	\$105.00
59	4/9/2013	HS	Receive and review Order on Stipulation for Defendant to file a sur-reply; Update calendar accordingly	0.20	\$25.00
60	4/9/2013	MB	Receive and review the ORDER re [135] Stipulation/[136] Proposed Order.	0.30	\$105.00
61	4/11/2013	MB	Prepare for and participate in a telephone call with M. Ellis [REDACTED]	0.80	\$280.00
62	4/11/2013	HS	Telephone call with M Ellis regarding [REDACTED]	0.20	\$25.00
63	4/11/2013	HS	Receive and review numerous faxes from client regarding [REDACTED]	0.30	\$37.50
64	4/15/2013	MB	Telephone call with M. Ellis [REDACTED]	0.50	\$175.00
65	4/17/2013	HS	Prepare draft Joint Interim Status Report; Email to H. Ross for review	0.40	\$50.00
66	4/17/2013	MB	Review and revise the Joint Interim Status Report, prior to submission.	0.30	\$105.00
67	4/17/2013	HR	Review and revise joint interim status report.	0.20	\$70.00
68	4/17/2013	MB	Telephone call with M. Ellis to discuss her case.	0.50	\$175.00
69	4/17/2013	HS	Receive and review fax from client regarding payments and ledger for Arrowcreek HOA; Save to file	0.20	\$25.00

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70	4/17/2013	MB	Email from M. Ellis containing a copy of the current offer she has pending on her lot.	0.20	\$70.00
71	4/17/2013	MB	Receive and review correspondence from M. Ellis containing more cancelled checks payable to the HOA.	0.20	\$70.00
72	4/18/2013	HS	Review state court pleadings to determine if there is an order from 2009 stating that Alessi was to release liens on client's property; Order references a representation made by Alessi in their reply to Plaintiff Opposition to Defendant Motion to Dismiss; Scan related documents to file and email to M. Bourassa	0.60	\$75.00
73	4/18/2013	MB	Email to H. Ross and H. Steward regarding the liens on the property and procedure on removal.	0.20	\$70.00
74	4/18/2013	HS	Research Washoe County records and download all liens, notices and release filed by Alessi and/or Arrowcreek HOA; Email to M. Bourassa and H. Ross for review	1.00	\$125.00
75	4/18/2013	HS	Review final interim status report and email to opposing counsel R Kerbow for approval before filing	0.30	\$37.50
536	4/18/2013	HR	Review email from H. Steward and liens, notices, and releases regarding the properties.	0.60	\$210.00
76	4/19/2013	HS	File Joint Interim Status Report; Save filed copy to file	0.20	\$25.00
79	4/22/2013	MB	Receive and review REPLY to [118] MOTION for Partial Summary Judgment ; Sur-Reply filed by Defendant Alessi & Koenig, LLC.	0.40	\$140.00
77	4/23/2013	HS	Receive and review Defendant's Sur Reply; Save to file and email to H. Ross and M. Bourassa for review	0.20	\$25.00
537	4/23/2013	HR	Review surreply regarding motion for summary judgment.	0.20	\$70.00
78	4/25/2013	HS	Check status of liens on Washoe County Recorder website; Return call to client, left voicemail; Email to M. Bourassa regarding same	0.20	\$25.00
80	4/25/2013	HS	Telephone call with M Ellis regarding [REDACTED] [REDACTED]	0.30	\$37.50

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81	4/25/2013	HR	Strategize and confer with M. Bourassa regarding liens.	0.10	\$35.00
82	4/25/2013	HS	Telephone call with M. Bourassa regarding case status; Draft letter to Alessi & Koenig and email to H. Ross for review	0.60	\$75.00
538	4/25/2013	HR	Review letter to opposing counsel regarding liens.	0.20	\$70.00
83	4/26/2013	HR	Legal research regarding [REDACTED] [REDACTED] Prepare mediation request.	2.50	\$875.00
84	4/26/2013	HS	Receive and review mediation request; Modify per H. Ross and forward to her for review; Email to client to sign and return; Telephone call with client regarding [REDACTED] [REDACTED]; Research Washoe County Recorder documents and find one lien still remaining on the property; Scan all liens and release to file; Discuss with H. Ross; [REDACTED] [REDACTED]	0.80	\$100.00
85	4/30/2013	MB	Email from H. Ross requesting a case strategy meeting.	0.20	\$70.00
86	4/30/2013	HS	Prepare mediation request for Flowering Sage property; Email to H. Ross for review	0.30	\$37.50
87	4/30/2013	MB	Review and revise the Plaintiff's Mediation Request for Flowering Sage prior to submission.	0.30	\$105.00
88	4/30/2013	HR	Review final mediation request.	0.10	\$35.00
89	5/1/2013	HS	Scan and prepare mediation request for submission; Enter cost of filing fee into Abacus	0.20	\$25.00
90	5/1/2013	HS	Travel to/from Nevada Real Estate Department to drop off mediation request	1.30	\$162.50
91	5/1/2013	HS	Discuss case status with H. Ross; Telephone call with client regarding same	0.30	\$37.50
92	5/3/2013	HS	Receive and review mediation packet from Nevada Real Estate Division; Discuss with H. Ross	0.20	\$25.00
93	5/3/2013	HR	Review and revise Person Most Knowledgeable deposition notices.	0.30	\$105.00

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94	5/3/2013	HR	Review of mediation packet from department of real estate; confer with H. Steward regarding same.	0.30	\$105.00
95	5/3/2013	MB	Receive and review the Ltr. Nevada Dept. of Business Real Estate Division.	0.20	\$70.00
96	5/7/2013	HS	Receive and review packet from Nevada Real Estate Division; Prepare process of service request and email to M Zane to serve upon Arrowcreek HOA registered agent	0.30	\$37.50
97	5/9/2013	HS	Telephone call with client regarding [REDACTED] f [REDACTED]	0.20	\$25.00
99	5/13/2013	HR	Legal research regarding [REDACTED] [REDACTED]; review documents regarding same.	5.50	\$1,925.00
98	5/14/2013	HS	Telephone call with H. Ross regarding original complaint and first amended complaint	0.20	\$25.00
101	5/14/2013	MB	Telephone call to the client, left a voice mail message.	0.20	\$70.00
103	5/16/2013	HS	Telephone call with H. Ross regarding recent conversation with client; Download updated docket report and email to H. Ross along with pleadings concerning release of liens on property	0.30	\$37.50
104	5/16/2013	HR	Review of liens, motion to dismiss and motion for sanctions; Telephone conference with client regarding case status per M. Bourassa.	0.80	\$280.00
105	5/16/2013	HS	Prepare Notice of Non-Opposition by Defendants; Email to H. Ross for review	0.30	\$37.50
106	5/16/2013	HR	Revise notice of non-opposition to second motion for sanctions.	0.20	\$70.00
107	5/16/2013	HS	Receive and review revised Notice of Non-Opposition; File same with court; Email filed copy to client	0.30	\$37.50
108	5/16/2013	HR	Follow up telephone conference with client re status per M. Bourassa.	0.30	\$105.00

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111	6/7/2013	HS	Receive and review ORDER GRANTING IN PART and DENYING IN PART [118] Motion for Partial Summary Judgment; DENYING [120] Motion for Sanctions. The clerk of court shall enter judgment in favor of plaintiff Melinda Ellis and against defendants Alessi Trustee Corporation and Alessi & Koenig, LLC on plaintiff's second cause of action for violation of the Fair Debt Collection Practices Act; Save to file; Email copy to H. Ross and M. Bourassa	0.30	\$37.50
112	6/7/2013	MB	Receive and review the ORDER GRANTING IN PART and DENYING IN PART [118] Motion for Partial Summary Judgment; DENYING [120] Motion for Sanctions.	0.40	\$140.00
113	6/7/2013	HS	Receive and review JUDGMENT in favor of plaintiff Melinda Ellis and against defendants Alessi Trustee Corporation and Alessi & Koenig, LLC on plaintiff's second cause of action for violation of the Fair Debt Collection Practices Act; Save to file; Email same to M. Bourassa and H. Ross	0.20	\$25.00
114	6/7/2013	MB	Receive and review the Corporation and Alessi & Koenig, LLC on plaintiff's second cause of action for violation of the Fair Debt Collection Practices Act.	0.40	\$140.00
115	6/7/2013	HS	Calendar due date for Motion for Attorneys Fees and Bill of Costs; Email to E. Wells to provide copy of prebill	0.10	\$12.50
116	6/7/2013	HR	Review Order granting Motion for Summary Judgment in part; Review deadlines for filing bill of costs and motion for fees.	0.30	\$105.00
117	6/12/2013	HS	Email copy of order and judgment regarding Motion for Summary Judgment and Motion for Sanctions to client	0.10	\$12.50
118	6/12/2013	HS	Interoffice emails regarding speaking with client and what needs to be done next in the case	0.10	\$12.50
119	6/12/2013	MB	Email to H. Ross regarding the compilation and request for damages.	0.20	\$70.00
120	6/12/2013	MB	Email to H. Ross [REDACTED]	0.20	\$70.00
121	6/12/2013	HR	Telephone conference with client regarding summary judgment order per M. Bourassa.	0.20	\$70.00

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122	6/12/2013	HS	Listen to voicemail from client; Email to M. Bourassa and H. Ross regarding same	0.20	\$25.00
123	6/12/2013	HS	Email to H. Ross advising that all matters before the court have been adjudicated.	0.10	\$12.50
539	6/12/2013	HR	Receive and review emails from M. Bourassa regarding summary judgment order, damages, and attorney fees.	0.20	\$70.00
126	7/2/2013	HS	Telephone call with H. Ross regarding [REDACTED]	0.10	\$12.50
130	7/17/2013	MB	Prepare for and participate in a telephonic conference with M. Ellis.	0.50	\$175.00
141	8/28/2013	HR	Review of new lien documents; Confer with H. Steward regarding same.	0.30	\$105.00
143	8/29/2013	HS	Research Washoe County Assessor records; Save record for each property; Review all liens and notices against both properties and prepare property analysis; Save to file; Email to M. Bourassa and H. Ross for review	1.00	\$125.00
145	8/29/2013	HR	Review and analyze newly filed lien documents.	0.60	\$210.00
144	8/30/2013	HS	Telephone call with client regarding [REDACTED] t [REDACTED]; Update Abacus with new email address; Receive and review letter from Alessi regarding Notice of Delinquent Assessment Lien; Save to file and email to H. Ross and M. Bourassa for review	0.50	\$62.50
146	8/30/2013	HS	Case discussion with H. Ross; Prepare debt validation letter to Alessi; Give to T. Richards for review and signature; Scan to file and mail to Alessi	0.40	\$50.00
148	9/1/2013	HS	MINUTE ORDER IN CHAMBERS of the Honorable Judge Larry R. Hicks, on 9/11/2013. A status report shall be filed either separately or jointly by the parties by 9/21/2013 concerning the status of the two remaining causes of action in this matter; Discuss with H. Ross	0.20	\$25.00
540	9/1/2013	HR	Review order regarding status report; confer with H. Steward regarding same.	0.20	\$70.00
149	9/11/2013	MB	Receive and review the Minute Order in Chambers.	0.20	\$70.00

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150	9/11/2013	HR	Strategize and confer with M. Bourassa regarding [REDACTED]	0.20	\$70.00
151	10/1/2013	HS	Receive and review email from M. Bourassa regarding status report due on 9.21.13; Reply to same	0.20	\$25.00
152	10/2/2013	MB	Email to H. Ross and H. Steward advising them to file a Status Report.	0.20	\$70.00
153	10/7/2013	HR	Prepare status report.	0.30	\$105.00
154	10/7/2013	HS	Discuss Status Report with H. Ross; Receive and review final status report; File with the Court; Download and save filed copy to server	0.20	\$25.00
155	10/8/2013	HS	Receive and review voicemail from client regarding update; Return call, left voicemail	0.10	\$12.50
160	10/11/2013	HS	Telephone call with Deanna in Reno U.S. District Court regarding Proposed Joint Pretrial Order to be filed; Telephone call with H. Ross regarding same	0.30	\$37.50
161	10/11/2013	HS	Discuss Proposed Joint Pretrial Order with H. Ross; Review original complaint to determine remaining causes of action; Prepare draft shell of Proposed Joint Pretrial Order and email to H. Ross to complete	0.80	\$100.00
162	10/15/2013	HS	Discuss pleadings needed to draft Proposed Joint Pretrial Order with H. Ross; Download and save pleadings as directed	0.30	\$37.50
165	10/15/2013	HR	Begin revision of joint pretrial order.	0.40	\$140.00
163	10/16/2013	HS	Further discussion with H. Ross regarding Proposed Joint Pretrial Order	0.20	\$25.00
164	10/16/2013	HR	Review and revise joint pretrial order; Review documents for potential trial exhibits in connection with same; Legal research regarding [REDACTED]	5.60	\$1,960.00
166	10/16/2013	HS	Receive and review draft of Proposed Joint Pretrial Order; Check calendar for available trial dates and add to document; Email to opposing counsel R Kerbow for Defendants' portion.	0.30	\$37.50
167	10/16/2013	HS	Telephone call with client regarding upcoming discovery conference	0.30	\$37.50

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168	10/18/2013	HR	Prepare letter to arbitrator regarding discovery conference and amendment of claims.	0.30	\$105.00
169	10/18/2013	HS	Receive and review MINUTE ORDER IN CHAMBERS of the Honorable Judge Larry R. Hicks, on 10/18/2013. Proposed Joint Pretrial Order or written notice of settlement due by 10/22/2013; Save to file; Discuss with H. Ross; Telephone call to opposing counsel R Kerbow, left voicemail regarding status	0.20	\$25.00
173	10/18/2013	MB	Receive and review the MINUTE ORDER IN CHAMBERS.	0.20	\$70.00
541	10/18/2013	HR	Confer with H. Steward regarding minute order regarding proposed joint pretrial order.	0.10	\$35.00
174	10/22/2013	HR	Prepare individual version of pretrial order.	0.30	\$105.00
175	10/22/2013	HS	Email follow up to R Kerbow at Alessi & Koenig regarding status of Joint Pretrial Order Report; Per order filed last week, it must be filed today; Discuss with H. Ross; Receive and review individual report version to be filed if we don't get an approved joint report	0.30	\$37.50
176	10/22/2013	HS	Finalize Individual Pretrial Order and file with the Court; Download and save court filed copy.	0.30	\$37.50
177	10/24/2013	HS	Telephone call with Dionna at Federal District Court regarding our filing an individual Pretrial Order; She said it must be a joint Pretrial Order; I explained that we gave opposing counsel more than a week to respond with their comments and emailed/telephoned reminders; She will speak with the Judge and advise what we need to do; Email to H. Ross and M. Bourassa regarding same	0.20	\$25.00
180	11/5/2013	MB	Receive and review the Minute Order in Chambers.	0.30	\$105.00
181	11/5/2013	HS	Receive and review MINUTE ORDER IN CHAMBERS of the Honorable Judge Larry R. Hicks, on 11/5/2013, adopting Plaintiff's [146] Proposed Pretrial Order as the Court's Final Pretrial Order. Any proposed modifications by defendants will require a motion and showing of good cause; Save to file; Email to H. Ross	0.20	\$25.00
542	11/5/2013	HR	Review minute order adopting individual version of pretrial order.	0.20	\$70.00

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182	11/7/2013	MB	Receive and review the Arbitrator's Order regarding the upcoming Arbitration Hearing.	0.30	\$105.00
183	11/7/2013	HS	Receive and review Notice of Default and Election to Sell under Homeowner's Association Lien; Save to file; Check property status through Washoe County Recorder and update property analysis; Discuss with H. Ross	0.50	\$62.50
194	11/19/2013	HS	Receive and review payment ledgers for each property through February 2010; Save to file; Print for M. Bourassa as reference at arbitration hearing	0.10	\$12.50
198	11/20/2013	HS	Save Commission For Common Interest Communities and Condominium Hotels Advisory Opinion No. 2010-01 to file.	0.10	\$12.50
200	11/25/2013	MB	Receive and review the ORDER APPROVING PROPOSED JOINT PRETRIAL ORDER.	0.40	\$140.00
201	11/25/2013	HR	Review court order referring parties to settlement conference; Strategize and confer with M. Bourassa regarding same.	0.30	\$105.00
202	11/25/2013	HS	Receive and review ORDER APPROVING PROPOSED JOINT PRETRIAL ORDER [146]. Jury Trial is scheduled on Tuesday, 4/29/14 at 9:00 a.m. in Reno Courtroom 3 before Judge Larry R. Hicks. Calendar Call is scheduled on Thursday, 4/17/14 at 8:30 a.m. in Reno Courtroom 3 before Judge Larry R. Hicks. Trial Briefs, proposed jury instructions and proposed voir dire are due on/before Tuesday, 4/22/14; Save to file and calendar all dates	0.20	\$25.00
203	11/25/2013	HS	Receive and review ORDER referring case to The Honorable William G. Cobb for the purpose of conducting a settlement conference; Save to file	0.10	\$12.50
204	11/25/2013	HS	Scan copies of canceled checks to file	0.30	\$37.50
209	12/4/2013	MB	Email to K. Ogden confirming our availability for February 26, 2014 Settlement Conference.	0.20	\$70.00
210	12/4/2013	HS	Receive and review email from M. Bourassa regarding Settlement Conference; Telephone call with client regarding same and confirm her availability; Email to K Ogden confirming same; Confirm date on calendar	0.20	\$25.00

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211	12/4/2013	HS	Telephone call with client regarding [REDACTED] [REDACTED]	0.40	\$50.00
212	12/10/2013	HS	Telephone call with client to confirm today's telephonic appointment with M. Bourassa	0.10	\$12.50
213	12/10/2013	HS	Receive and review email that settlement conference is confirmed for 2.26.14 at 9am in Reno	0.10	\$12.50
214	12/10/2013	MB	Receive and review the ORDER Scheduling Settlement Conference.	0.30	\$105.00
215	12/10/2013	HS	Check Washoe County records and determine that no further liens have been filed as of today on either property	0.20	\$25.00
216	12/10/2013	MB	Prepare for and participate in a telephonic call with the client to discuss the current status of her case.	0.40	\$140.00
217	1/7/2014	HS	Telephone call with client regarding [REDACTED] [REDACTED]; Email to M. Bourassa regarding same	0.20	\$25.00
218	1/7/2014	MB	Email from R. Kerbow confirming there are no current sales pending on the property.	0.20	\$70.00
219	1/9/2014	HS	Receive and review ORDER Scheduling Settlement Conference: Settlement Conference set for Wednesday 2/26/2014 at 09:00 AM in Reno Chambers before Magistrate Judge Robert A McQuaid Jr. Settlement Conference Statements due by 4:00 PM on Tuesday, 2/17/2014; Calendar due date; Discuss with H. Ross	0.20	\$25.00
220	1/10/2014	HR	Review correspondence from opposing counsel; strategize and confer with M. Bourassa regarding case status.	0.40	\$140.00
221	1/10/2014	MB	Multiple emails with H. Ross to discuss case strategy moving forward.	0.40	\$140.00

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222	1/10/2014	MB	Telephone call with M. Ellis regarding the current status of her case.	0.50	\$175.00
223	1/13/2014	MB	Email from J. Lepoma canceling tomorrow's ECC.	0.20	\$70.00
224	1/13/2014	KB	Update the attorney calendar according to the Email from J. Lepoma canceling tomorrow's ECC.	0.10	\$12.50
226	1/24/2014	HR	Prepare summary of telephone conference with client for M. Bourassa.	0.20	\$70.00
227	1/24/2014	HR	Review case status; telephone conference with client regarding case status.	0.80	\$280.00
229	1/27/2014	HS	Reply to email from K. Bourassa regarding costs in this matter	0.10	\$12.50
236	2/13/2014	HS	Discuss settlement brief with H. Ross; Research Washoe County records to see if any new liens/defaults filed against properties, nothing new	0.30	\$37.50
238	2/13/2014	HS	Discuss settlement brief with H. Ross; Email to client for review; Email to K Ogden in Judge Cobb's chambers regarding settlement brief	0.40	\$50.00
239	2/13/2014	HR	Prepare and revise settlement conference brief.	5.30	\$1,855.00
246	2/14/2014	MB	Telephone call with C Coulter regarding his outstanding attorney's fees in this case.	0.50	\$175.00
247	2/14/2014	MB	Review and revise the Confidential Settlement Brief.	0.30	\$105.00
240	2/18/2014	HS	Email C Coulter copy of Pleadings Index	0.10	\$12.50
242	2/18/2014	HS	Telephone call with M Ellis regarding [REDACTED] [REDACTED] [REDACTED] Email to H. Ross and M. Bourassa regarding same	0.30	\$37.50
243	2/18/2014	HS	Telephone call with client and H. Ross regarding changes to settlement brief	0.70	\$87.50
244	2/18/2014	HS	Discuss final Confidential Settlement Brief with H. Ross; Compile exhibits; Scan to file and email to K Ogden in Judge Cobb's chambers; Copy and mail hard copy to Judge Cobb with cover letter; Email copy to client	0.50	\$62.50

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245	2/18/2014	MB	Email to the client containing a copy of the Confidential Settlement Brief.	0.30	\$105.00
248	2/18/2014	MB	Email from I. Sanchez containing C. Coulter's memo of cost.	0.30	\$105.00
543	2/18/2014	HR	Confer with client and H. Steward regarding settlement conference brief.	0.70	\$245.00
249	2/19/2014	HS	Receive and review letter from former counsel C Coulter regarding attorney fees and costs; Save to file	0.10	\$12.50
250	2/21/2014	HS	Confer with M. Bourassa regarding preparation for settlement conference in Reno.	0.10	\$12.50
254	2/26/2014	HS	Email copy of judgment and order from June 2013 to M. Bourassa	0.10	\$12.50
255	2/26/2014	HS	Receive and review MINUTES OF PROCEEDINGS - Settlement Conference held on 2/26/2014 before Magistrate Judge Robert A. McQuaid, Jr. Crtrm Administrator: Heidi Jordan; Pla Counsel: Mark Bourassa; Def Counsel: Ryan Kerbow; Time of Hearing: 9:00 a.m.; The Court conducts settlement discussions and negotiations with the parties in Chambers. The parties are unable to reach a settlement agreement at this time	0.10	\$12.50
256	2/26/2014	MB	Travel to and attend the Settlement Conference in Reno, Nevada.	10.00	\$3,500.00
268	2/28/2014	MB	Email from D. Negrete from District Court to reschedule the upcoming trial.	0.20	\$70.00
269	2/28/2014	KB	Email to D. Negrete from District Court to reschedule the upcoming trial.	0.20	\$25.00
278	3/11/2014	HS	MINUTE ORDER IN CHAMBERS of the Honorable Judge Larry R. Hicks, on 3/11/2014. By Deputy Clerk: Dionna Negrete. Due to a conflict in the Court's calendar, IT IS ORDERED that the Jury Trial, currently scheduled on 4/29/14, is CONTINUED to Tuesday, 6/10/14 at 9:00 a.m. in Reno Courtroom 3 before Judge Larry R. Hicks. IT IS FURTHER ORDERED that Calendar Call currently scheduled on 4/17/14, is CONTINUED to Thursday, 5/22/14 at 8:30 a.m. in Reno Courtroom 3 before Judge Larry R. Hicks; Update calendar accordingly	0.20	\$25.00
280	3/11/2014	MB	Receive and review the MINUTE ORDER IN CHAMBERS.	0.20	\$70.00

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544	3/11/2014	HR	Review order resetting trial.	0.20	\$70.00
300	5/13/2014	HS	Receive and review email from client regarding upcoming trial and deadlines; Forward to and discuss with H. Ross	0.30	\$37.50
545	5/13/2014	HR	Confer with H. Steward regarding status of case and email from client regarding trial.	0.20	\$70.00
301	5/19/2014	HS	Discuss case status with M. Bourassa; [REDACTED] [REDACTED] review court docket to determine remaining parties to the lawsuit and see if a counterclaim exists; No counterclaim was filed even though Defendants' answer filed 08.10.09 with a counterclaim in the caption; Found reference to Request for Admissions being deemed as admitted; Download Motion to Compel regarding admissions and related order; Emails to/from M. Bourassa regarding same	1.00	\$125.00
302	5/19/2014	MB	Emails with H. Ross and H. Steward regarding the current status of the case.	0.30	\$105.00
308	5/19/2014	HR	Analysis regarding regarding remaining claims for trial in preparation for preparing jury instructions; correspondence with H. Steward regarding same.	0.40	\$140.00
546	5/19/2014	HR	Email from M. Bourassa regarding status and strategy for remaining claims.	0.20	\$70.00
304	5/20/2014	MB	Email from the Court advising the Calendar Call needs to be rescheduled to a telephonic appearance on June 2, 2014 at 10:00 a.m.	0.20	\$70.00
305	5/20/2014	KB	Update the attorney calendar according to the Email from the Court advising the Calendar Call needs to be rescheduled to a telephonic appearance on June 2, 2014 at 10:00 a.m.	0.10	\$12.50
306	5/20/2014	HS	Receive and review email from the Court that the Calendar Call for May 22nd has been rescheduled to a telephonic appearance on June 2nd; Confirm date on calendar; Email to client regarding same	0.20	\$25.00
307	5/21/2014	HS	Discuss voir dire questions with H. Ross; Receive and review sample voir dire questions	0.40	\$50.00
311	5/21/2014	MB	Receive and review the MINUTE ORDER IN CHAMBERS.	0.20	\$70.00

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312	5/21/2014	MB	Receive and review the ORDER REGARDING TRIAL.	0.20	\$70.00
309	5/22/2014	HS	Receive and review ORDER REGARDING TRIAL. Jury Trial is scheduled on Tuesday, 6/10/14 at 9:00 a.m. in Reno Courtroom 3 before Judge Larry R. Hicks. Telephonic Calendar Call is scheduled on Monday, 6/2/14 at 10:00 a.m. in Reno Courtroom 3 before Judge Larry R. Hicks; Update calendar accordingly	0.10	\$12.50
310	5/22/2014	HS	Receive and review MINUTE ORDER IN CHAMBERS regarding resetting Calendar Call	0.10	\$12.50
316	5/26/2014	HS	Prepare draft Voir Dire questions and email to H. Ross for review	0.50	\$62.50
528	5/26/2014	HR	Review and revise voir dire questions.	0.80	\$280.00
317	5/27/2014	HS	Discuss Voir Dire questions with H. Ross	0.20	\$25.00
318	5/27/2014	HS	Review existing templates for jury instructions; Research and download federal jury instructions; Prepare draft jury instructions and save to file; Email to H. Ross regarding same	1.50	\$187.50
319	5/27/2014	HS	Receive and review voicemail from M Ellis regarding meeting with M. Bourassa for trial preparation; Email to M. Bourassa regarding same	0.10	\$12.50
320	5/27/2014	HS	Review Nevada jury instructions; Email to H. Ross regarding same	0.20	\$25.00
547	5/27/2014	HR	Confer with H. Steward regarding voir dire questions.	0.20	\$70.00
321	5/28/2014	HS	Trial prep discussion with H. Ross	0.50	\$62.50
548	5/28/2014	HR	Confer with H. Steward regarding trial preparation.	0.50	\$175.00
322	5/29/2014	HS	Review Amended Complaint, Motion for Partial Summary Judgment and Settlement Brief; Research applicable statutes; Prepare draft Trial Brief; Discuss with H. Ross	1.80	\$225.00
323	5/29/2014	HS	Prepare witness list	0.30	\$37.50
324	5/29/2014	HS	Prepare Statement of the Case	0.30	\$37.50

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325	5/29/2014	HR	Prepare jury instructions; Legal research regarding [REDACTED]	6.70	\$2,345.00
326	5/29/2014	HS	Review discovery; Prepare Exhibit List and begin to compile exhibits	1.60	\$200.00
327	5/29/2014	HS	Review payment receipts from client and create spreadsheet to compare payments made with payments posted per ArrowCreek HOA payment history reports	1.70	\$212.50
549	5/29/2014	HR	Confer with H. Steward regarding preparation of draft trial brief.	0.20	\$70.00
550	5/29/2014	HR	Review and revise witness list, statement of the case, and exhibit list.	0.60	\$210.00
328	5/30/2014	HS	Finalize jury instructions; Confirm cites; Modify and save as copy without cites; Email to opposing counsel H Lam with copy of jury instructions with cites	1.00	\$125.00
330	6/2/2014	HS	Telephone call with H. Ross regarding remaining tasks before trial	0.20	\$25.00
331	6/2/2014	HS	Receive and review email that trial date has been moved; Calendar new deadlines	0.20	\$25.00
332	6/2/2014	HR	Confer with M. Bourassa regarding status of trial and strategy.	0.20	\$70.00
333	6/2/2014	MB	Participate in the Telephonic Calendar Call.	0.80	\$280.00
334	6/2/2014	MB	Detailed email to M. Ellis regarding the outcome of the Calendar Call Hearing.	0.30	\$105.00
551	6/2/2014	HR	Confer with H. Steward regarding final trial preparation.	0.20	\$70.00
336	6/3/2014	MB	Receive and review the MINUTES OF PROCEEDINGS.	0.20	\$70.00
337	6/3/2014	HS	Receive and review Minutes of Proceedings from 06.02.14 Calendar Call; Save to file	0.10	\$12.50
338	6/3/2014	HR	Confer with M. Bourassa regarding motion regarding FDCPA damages.	0.20	\$70.00
339	6/3/2014	MB	Email to H. Ross advising her to draft a brief on the FDCPA damages.	0.20	\$70.00
343	6/6/2014	HS	Receive and review Defendants' Witness List; Save to file and email to H. Ross	0.20	\$25.00

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344	6/9/2014	MB	Receive and review WITNESS LIST by Defendants Alessi & Koenig, LLC.	0.40	\$140.00
348	6/9/2014	MB	Receive and review Defendant's Pre-Trial Witness List.	0.40	\$140.00
552	6/9/2014	HR	Review witness list from Defendants.	0.40	\$140.00
345	6/10/2014	HS	Called client, left voicemail for her to return call regarding rescheduling telephone meeting with M. Bourassa	0.10	\$12.50
346	6/10/2014	HR	Confer with M. Bourassa regarding brief regarding FDCPA damages.	0.30	\$105.00
347	6/11/2014	HS	Discuss brief on actual damages with H. Ross	0.20	\$25.00
350	6/12/2014	HR	Prepare brief regarding damages under the FDCPA pursuant to court's order.	4.50	\$1,575.00
351	6/12/2014	HS	Receive and review damages brief	0.10	\$12.50
353	6/12/2014	HS	Compile exhibits for brief regarding damages; File same with the Court; Download and save to file	0.50	\$62.50
355	6/16/2014	HS	Confirm delivery of courtesy copy to the Court; Email to D Negrete to confirm her receipt of same	0.20	\$25.00
356	6/17/2014	HS	Telephone call with client regarding Brief for Damages regarding FDCPA claim and Defendants' Witness List; Email copy is each to client; Set appointment for her to speak with M. Bourassa regarding trial issues; Email to M. Bourassa regarding same	0.30	\$37.50
357	6/17/2014	HS	Emails to/from the Court regarding delivery of courtesy copy of additional information per Order to Set Hearing; Make courtesy copy of Brief regarding Damages and mail to the Court; Travel to/from the Post Office to mail via Priority Mail today	0.60	\$75.00
359	6/19/2014	MB	Telephone call with M. Ellis regarding the status of trial and strategy.	0.60	\$210.00

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361	6/20/2014	MB	Receive and review the BRIEF filed by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation, Third Party Plaintiffs David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation, Counter Claimants Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.40	\$140.00
360	6/23/2014	HS	Receive and review Alessi & Koenig's brief in response to our Brief for Damages; Save to file and email to H. Ross and M. Bourassa; Email copy to client per her request.	0.20	\$25.00
553	6/23/2014	HR	Review response to FDCPA damages brief.	0.20	\$70.00
362	6/25/2014	HS	Telephone call with D Negrette in Judge Hicks' chambers to confirm due date for reply to damages brief; Receive and review corrected minutes; Advise H. Ross of due date	0.20	\$25.00
363	6/25/2014	MB	Receive and review the MINUTES OF PROCEEDINGS.	0.20	\$70.00
364	6/25/2014	HR	Prepare reply in support of FDCPA damages; confer with M. Bourassa regarding same.	1.70	\$595.00
365	6/25/2014	HS	Receive and review Reply ISO Brief for Damages; File same with the Court	0.20	\$25.00
366	6/26/2014	HS	Email client copy of filed Reply	0.10	\$12.50
375	8/6/2014	HS	Discuss upcoming calendar call and trial document deadline with H. Ross	0.20	\$25.00
376	8/6/2014	MB	Receive and review the MINUTE ORDER IN CHAMBERS.	0.30	\$105.00
377	8/11/2014	MB	Email from D. Negrete with the Court to reschedule the jury trial date; Emails with all parties regarding the same.	0.30	\$105.00
378	8/11/2014	HS	Receive and review email from D Negrete regarding resetting the trial date; Telephone call with same to reset trial to 9/15/14 with all documents due by 9/8/14; Calendar call has been taken off calendar and will only be rescheduled upon request; Update calendar and email client with new dates	0.40	\$50.00
379	8/11/2014	MB	Email to M. Ellis advising her of the new trial date.	0.20	\$70.00

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380	8/12/2014	MB	Receive and review the MINUTE ORDER IN CHAMBERS.	0.20	\$70.00
381	8/12/2014	MB	Email from D. Negrete advising the trial date and subsequent Minute Order is forthcoming.	0.20	\$70.00
382	8/13/2014	HS	Receive and review the MINUTE ORDER IN CHAMBERS; Save as PDF to the file; Update calendar accordingly; Receive and review email from D Negrete regarding same	0.20	\$25.00
383	8/20/2014	HS	Discuss trial preparation with H. Ross	0.50	\$62.50
554	8/20/2014	HR	Discuss with H. Steward remaining trial preparation.	0.50	\$175.00
386	8/22/2014	HS	Telephone call with D Negrete regarding moving trial date; She will check with Judge Hicks and reply to my email.	0.20	\$25.00
388	8/25/2014	MB	Multiple emails with opposing counsel and the Court to obtain a January 2015 trial date.	0.40	\$140.00
389	8/25/2014	KB	Update the attorney calendar with the new January 20, 2015 trial date in Reno.	0.10	\$12.50
390	8/25/2014	MB	Receive and review the MINUTE ORDER IN CHAMBERS.	0.20	\$70.00
391	8/25/2014	MB	Receive and review the Notice of Appearance of Counsel.	0.30	\$105.00
527	8/25/2014	HR	Review order continuing trial.	0.20	\$70.00
392	8/26/2014	HS	Receive and review emails to/from all counsel and the Court regarding resetting the trial date; Receive and review minute order confirming same; Email copy of minute order to client; Confirm new dates on calendar	0.30	\$37.50
394	8/27/2014	MB	Receive and review the Pre-Trial Order.	0.50	\$175.00
395	8/27/2014	HS	Receive and review Pre-Trial Order; Save to file and email to H. Ross for review; Discuss discovery and depositions with H. Ross.	0.40	\$50.00
396	8/27/2014	HR	Review pretrial order; Confer with H. Steward regarding preparation of discovery.	0.50	\$175.00
397	8/28/2014	HS	Emails to/from client regarding change of trial date	0.10	\$12.50

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398	9/2/2014	HS	Telephone call with client regarding [REDACTED] [REDACTED] Email to M. Bourassa to contact client	0.30	\$37.50
399	9/9/2014	HS	Telephone call with Client regarding [REDACTED] [REDACTED]; Messages to/from M. Bourassa regarding same; Telephone call with client to set telephone appointment; Calendar same.	0.20	\$25.00
400	9/10/2014	HS	Receive and review emails from client [REDACTED] [REDACTED]; Messages with M. Bourassa regarding same.	0.20	\$25.00
402	9/10/2014	HR	Review letter to Alessi regarding offer on lot and removal of liens.	0.20	\$70.00
409	9/22/2014	MB	Telephone call with B. Bace to discuss the current status of the case.	0.30	\$105.00
410	9/22/2014	HS	Interoffice communications with M. Bourassa regarding [REDACTED] [REDACTED]	0.20	\$25.00
411	9/22/2014	HS	Calendar trial date and pretrial conference; Prepare Application for Setting and give to T. Richards to sign; Email to H Boe at the Court.	0.30	\$37.50
414	9/23/2014	HS	Email to client regarding [REDACTED] [REDACTED]	0.10	\$12.50
416	9/23/2014	HS	Telephone call with client regarding [REDACTED]; [REDACTED] [REDACTED] Email to M. Bourassa and H. Ross; Discuss with H. Ross	0.50	\$62.50
418	9/23/2014	HR	Confer with H. Steward and M. Bourassa regarding [REDACTED]	0.30	\$105.00
429	12/4/2014	HR	Review case status.	0.20	\$70.00
435	12/29/2014	HR	Confer with H. Steward and M. Bourassa regarding trial preparation items left to be done.	0.20	\$70.00
438	1/8/2015	HS	Discussion with T. Richards regarding trial preparation; Locate and prepare exhibits for trial	2.00	\$250.00

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441	1/8/2015	HS	Telephone call with M Ellis regarding upcoming trial; Email to T. Richards and M. Bourassa to contact her regarding same.	0.20	\$25.00
442	1/9/2015	HR	Review and revise draft trial brief.	4.20	\$1,470.00
443	1/9/2015	HS	Telephone call with client to confirm telephone appointment for Monday.	0.20	\$25.00
444	1/9/2015	HS	Work on exhibits for trial	1.50	\$187.50
445	1/12/2015	TR	Revised and finalized Plaintiff's Statement of the Case, Plaintiff's Trial Brief, Plaintiff's Verdict form, Plaintiff's proposed voir dire questions, Plaintiff's list of trial witnesses, Plaintiff's list of trial exhibits, and Plaintiff's proposed jury instructions; Discussed case with M. Bourassa.	7.60	\$2,660.00
446	1/12/2015	HS	Finalize and compile exhibits; Prepare List of Trial Exhibits; Give to T. Richards to review	5.00	\$625.00
467	1/12/2015	HR	Review all documents to locate proposed trial exhibits; confer with H. Steward regarding same.	1.20	\$420.00
447	1/13/2015	MB	Telephone call with the client to discuss trial strategy.	0.80	\$280.00
448	1/13/2015	HS	Travel to/from Office Max to purchase binders for trial exhibits	0.80	\$100.00
449	1/13/2015	HS	Final review of exhibits with H. Ross and M. Bourassa; Edit Plaintiff's List of Trial Exhibits and give to T. Richards	0.60	\$75.00
450	1/13/2015	HS	Prepare Subpoena's to witnesses David Anthony Alessi, Person Most Knowledgeable for Alessi Trustee Corporation and Person Most Knowledgeable for Alessi & Koenig; Give to T. Richards to review and sign	0.70	\$87.50
451	1/13/2015	TR	Finalized pre-trial filings; Received email from Opposing counsel regarding pretrial filings, joint exhibit lists, witness lists and jury instructions.	6.30	\$2,205.00
452	1/13/2015	HS	Trial preparation	4.00	\$500.00
455	1/13/2015	MB	Receive and review the WITNESS LIST by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.50	\$175.00
456	1/13/2015	MB	Trial Preparation with T. Richards and office staff.	4.00	\$1,400.00

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458	1/13/2015	MB	Receive and review the PROPOSED Jury Instructions by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.50	\$175.00
555	1/13/2015	HR	Confer with H. Steward regarding final trial exhibits.	0.20	\$70.00
556	1/13/2015	HR	Review witness list filed by Defendants.	0.20	\$70.00
453	1/14/2015	MB	Receive and review the STATEMENT of the Case by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation. Emails with T. Richards regarding the same.	0.50	\$175.00
454	1/14/2015	MB	Receive and review the EXHIBIT LIST by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.50	\$175.00
457	1/14/2015	MB	Trial Preparation with T. Richards and office staff.	4.00	\$1,400.00
459	1/14/2015	MB	Review and revise the Motion to Strike Statement.	0.30	\$105.00
460	1/14/2015	HS	Trial preparation with T. Richards	5.00	\$625.00
462	1/14/2015	TR	Received and reviewed Defendants' filing of a statement of the case; Discussed erroneous filing with M. Bourassa; Discussed preparation of a motion to strike with J. Fornetti for drafting.	0.80	\$280.00
463	1/14/2015	TR	Discussed trial protocol, set up, and processes and procedures with M. Bourassa as well as trial strategy; Reviewed and finalized binders for exhibits and select pleadings.	2.30	\$805.00
469	1/14/2015	JF	Analyze Defendants' Statement of the Case in order to determine need to issue an objection or formal motion.	0.40	\$140.00
470	1/14/2015	JF	Draft Motion to Strike Defendants' Statement of the Case	1.30	\$455.00
461	1/15/2015	TR	Drafted email to H Blackburn regarding trial presentation, equipment, set-up and timing.	0.20	\$70.00
464	1/15/2015	MB	Receive and review the Notice of Appearance of Counsel.	0.20	\$70.00

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465	1/15/2015	MB	Telephone call with M. Ellis to discuss trial preparations and strategy.	0.80	\$280.00
466	1/15/2015	HS	Prepare binder and table of contents regarding filed trial documents and give to T. Richards	0.30	\$37.50
468	1/15/2015	HS	Additional trial preparation	3.50	\$437.50
471	1/16/2015	HS	Telephone call with Dionna in Judge Hickman's court; Prepare and file Notice of Appearance regarding T. Richards	0.30	\$37.50
472	1/16/2015	HS	Finish trial preparation	2.20	\$275.00
473	1/16/2015	TR	Trial preparation.	5.10	\$1,785.00
474	1/16/2015	HS	Telephone call with T Bayard regarding subpoenas; Emails to/from M. Bourassa regarding same; Locate deposition of T Bayard from Calvert matter; Print for trial briefcase and save to trial folder.	0.30	\$37.50
475	1/16/2015	HS	Copy entire Ellis file to jump drive and give to T. Richards	0.40	\$50.00
476	1/16/2015	MB	Receive and review the ORDER denying [174] Motion to Strike. Emails with T. Richards and H. Steward regarding the same.	0.60	\$210.00
477	1/16/2015	MB	Receive and review the NOTICE of Appearance by attorney Huong X Lam on behalf of Defendants Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.30	\$105.00
526	1/16/2015	HR	Review order denying motion to strike.	0.10	\$35.00
478	1/19/2015	MB	Travel to Reno for trial beginning tomorrow.	3.50	\$1,225.00
479	1/19/2015	MB	Trial preparation.	7.50	\$2,625.00
480	1/19/2015	HS	Review trial materials with M. Bourassa	0.40	\$50.00
486	1/19/2015	MB	Receive and review the DECLARATION of Thomas J. Bayard re: Late Filed Documents by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation, Third Party Plaintiffs David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation, Counter Claimants Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.40	\$140.00

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487	1/19/2015	MB	Receive and review the TRIAL BRIEF by Defendants David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation, Third Party Plaintiffs David Anthony Alessi, Alessi & Koenig, LLC, Alessi Trustee Corporation, Counter Claimants Alessi & Koenig, LLC, Alessi Trustee Corporation.	0.80	\$280.00
513	1/19/2015	TR	Travel from LAS to RNO for trial to begin 1/20/15; Met with M. Bourassa and H. Blackburn to discuss trial strategy.	3.20	\$1,120.00
481	1/20/2015	HR	Legal research regarding [REDACTED] in preparation for trial.	1.10	\$385.00
482	1/20/2015	MB	Prepare for, and attend day #1 of trial in Reno.	17.00	\$5,950.00
483	1/20/2015	MB	Email from H. Ross regarding collection fees and applicable case law.	0.20	\$70.00
484	1/20/2015	MB	Email from H. Ross regarding [REDACTED].	0.20	\$70.00
485	1/20/2015	MB	Email from H. Ross regarding [REDACTED].	0.20	\$70.00
488	1/20/2015	HS	Receive and review Defendants' Trial Brief and Declaration of T Bayard; Save to file; Email to M. Bourassa and discuss with H. Ross	0.30	\$37.50
490	1/20/2015	HR	Review trial brief and declaration regarding late documents filed by Defendants.	0.20	\$70.00
491	1/20/2015	HR	Prepare second amended complaint.	2.90	\$1,015.00
514	1/20/2015	TR	Prepare for Trial; Conduct Voir Dire and Trial with M. Bourassa; Post Trial De-brief.	12.00	\$4,200.00
492	1/21/2015	MB	Prepare for, and attend day #2 of trial in Reno.	16.50	\$5,775.00
493	1/21/2015	MB	Emails with T. Richards and H. Ross regarding the Second Amended Complaint.	0.30	\$105.00
494	1/21/2015	HS	Telephone call with H. Ross regarding Second Amended Complaint; Prepare Exhibit 1 to same.	0.30	\$37.50
495	1/21/2015	HS	Email pleadings to M. Bourassa regarding original state complaint	0.20	\$25.00
496	1/21/2015	HS	Review and edit prebill	1.20	\$150.00

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497	1/21/2015	HS	Receive and review Minutes from trial day 1; Save to file; Email to H. Ross	0.20	\$25.00
498	1/21/2015	MB	Receive and review the MINUTES OF PROCEEDINGS.	0.20	\$70.00
506	1/21/2015	HR	Prepare motion to amend complaint; review documents produced by Plaintiff in preparation for preparing same; revise proposed second amended complaint; legal research regarding [REDACTED]	4.30	\$1,505.00
515	1/21/2015	TR	Prepare for Trial; Conduct Trial with M. Bourassa; Post Trial De-brief.	12.00	\$4,200.00
499	1/22/2015	MB	Prepare for, and attend day #3 of trial in Reno.	16.50	\$5,775.00
500	1/22/2015	HS	Emails to/from T. Richards regarding production of telephone records; Discuss with H. Ross	0.20	\$25.00
501	1/22/2015	HS	Receive and review email from M. Bourassa regarding opposition or order regarding temporary restraining order; Review client binders, locate said order, scan to file and email to M. Bourassa	0.30	\$37.50
502	1/22/2015	HS	Prepare out of office sheet regarding purchasing binders for trial exhibits on 01.13.15; Email to C. Cherry	0.20	\$25.00
504	1/22/2015	HS	Discuss trial update with H. Ross	0.20	\$25.00
505	1/22/2015	HR	Prepare motion for judgment as a matter of law; legal research in support of same; review trial minutes; legal research regarding [REDACTED]; legal research regarding [REDACTED]; confer with C. Carson regarding filing of motion to amend.	4.10	\$1,435.00
507	1/22/2015	CC	Review, revise and finalize Plaintiffs' Motion for Leave to file Second Amended Complaint and all related Exhibits	1.60	\$560.00
508	1/22/2015	MB	Prepare for Rebuttal arguments, and prepare closing statement.	2.00	\$700.00
516	1/22/2015	TR	Prepare for Trial; Conduct Trial with M. Bourassa; Post Trial De-brief.	12.00	\$4,200.00

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509	1/23/2015	HS	Discuss trial update with H. Ross	0.30	\$37.50
510	1/23/2015	MB	Prepare for and attend day #4 of trial in Reno.	16.50	\$5,775.00
517	1/23/2015	TR	Prepare for Trial; Conduct Trial with M. Bourassa; Post Trial De-brief.	12.00	\$4,200.00
512	1/26/2015	TR	Received and analyzed questions from the jury; Discussed responses to jury questions with M. Bourassa.	1.40	\$490.00
518	1/26/2015	MB	Travel to Reno and attend day #5 of trial, to conclude jury deliberations.	13.00	\$4,550.00
519	1/27/2015	HS	Discuss postage costs with C. Cherry	0.20	\$25.00
520	1/27/2015	HS	Receive and review minutes of the court from 01.23.15; Save to file.	0.20	\$25.00
521	1/27/2015	HS	Receive and review Order regarding Jury Meals; Save to file.	0.10	\$12.50
522	1/27/2015	MB	Receive and review the ORDER re: Jury Meals.	0.20	\$70.00
523	1/27/2015	HR	Review trial minutes.	0.20	\$70.00
524	1/27/2015	HR	Confer with T. Richards regarding special verdict form and jury questions; confer with M. Bourassa regarding jury verdict.	0.40	\$140.00
561	1/27/2015	TR	Completed and transmitted to the court recorder a signed copy of the request for transcripts	0.20	\$70.00
525	1/28/2015	HR	Review local rules in preparation for preparing motion for attorney fees; confer with H. Steward regarding preparation of motion for attorney fees; begin preparation of fees motion.	2.50	\$875.00
529	1/28/2015	HS	Receive and review Minutes of Jury Trial (day 5); Save to file and discuss with H. Ross	0.20	\$25.00
530	1/28/2015	HS	Review and audit prebill; Email same to H. Ross	1.50	\$187.50
531	1/28/2015	HS	Receive and review Verdict Form, Plaintiff's Exhibits, Plaintiff's Redacted Exhibits; Defendants' Exhibits; Defendants' Redacted Exhibits; Court Proposed Jury Instructions; Final Jury Instructions; Download and save all to file.	0.40	\$50.00

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532	1/28/2015	HS	Determine postage totals and enter cost for same	0.30	\$37.50
557	1/28/2015	HR	Review jury verdict form.	0.20	\$70.00
560	1/28/2015	TR	Communicate with the Court Recorder regarding transcripts, and the ordering of transcripts of the trial	0.20	\$70.00
558	1/29/2015	HR	Continue preparation of motion for attorney fees and costs.	1.70	\$595.00
559	1/29/2015	HR	Review response to motion to vacate.	0.20	\$70.00
567	1/30/2015	HR	Begin preparation of motion for attorney fees; confer with T. Richards regarding same; review billing in preparation for preparing motion for attorney fees.	4.70	\$1,645.00
568	1/30/2015	TR	Telephone call with H. Ross regarding motion for attorney fees and costs, contents and format of the motion and affidavit and local rule 54-16.	0.80	\$280.00
562	2/2/2015	HS	Review costs with L. Begley	0.40	\$50.00
566	2/2/2015	HR	Continue preparation of motion for fees; legal research regarding [REDACTED]	5.80	\$2,030.00
563	2/3/2015	HS	Audit costs to ensure all costs are entered into Abacus	0.50	\$62.50
564	2/3/2015	TR	Reviewed motion for attorneys fees; Reviewed affidavit in support of motion for attorneys fees; Telephone call with C.Coulter regarding his affidavit for attorney fees and the motion.	1.80	\$630.00
565	2/3/2015	HR	Revise motion for fees; prepare affidavit of Mark Bourassa in support thereof.	3.60	\$1,260.00
569	2/4/2015	HS	Review costs and being preparation of memorandum of costs; Discussion with T. Richards and M. Bourassa [REDACTED]	0.40	\$50.00
574	2/4/2015	HR	Legal research regarding [REDACTED]; prepare request for interest; analysis of potential interest award.	3.60	\$1,260.00

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570	2/6/2015	HS	Receive and review cost bill from C Coulter; Discuss with H. Ross; Receive and review email from H. Ross to M. Bourassa regarding [REDACTED]	0.30	\$37.50
573	2/6/2015	HR	Review costs bill from Curtis Coulter.	0.20	\$70.00
571	2/9/2015	HS	Telephone call with H. Ross regarding Motion for Attorney's Fees and Bill of Costs.	0.30	\$37.50
572	2/9/2015	HR	Confer with M. Bourassa and T. Richards regarding fees and costs motion, [REDACTED]	0.30	\$105.00
575	2/10/2015	HS	Telephone call with H. Ross regarding filing Bill of Costs and Mx for Atty Fees; Telephone call with Dionna in Judge Hicks' Court regarding same.	0.30	\$37.50
576	2/10/2015	HS	Telephone call with Dionna in Judge Hicks' court; Judge Hicks will issue an order concerning the filing of motion for attorneys fees; Telephone call with H. Ross regarding same.	0.30	\$37.50
577	2/10/2015	MB	Receive and review the ORDER - Motion re attorney's fees due by 2/25/2015. Emails with H. Steward regarding the same.	0.30	\$105.00
578	2/10/2015	MB	Emails with H. Ross regarding the filing of our Motion for Attorney's Fees.	0.20	\$70.00
589	2/10/2015	HR	Review order regarding motion for attorney fees; confer with H. Steward regarding same.	0.20	\$70.00
591	2/11/2015	HR	Review Coulter affidavit regarding costs.	0.20	\$70.00
588	2/12/2015	HR	Review costs from Coulter; confer with T. Richards regarding same.	0.20	\$70.00
580	2/13/2015	HR	Final revision of motion for fees and costs.	1.20	\$420.00
587	2/13/2015	HR	Review revised Coulter affidavit regarding costs.	0.30	\$105.00
579	2/17/2015	TR	Correspond with court reporter regarding transcripts.	0.40	\$140.00
581	2/20/2015	TR	Received and reviewed invoice for transcripts; coordinated check request for transcripts and direction to proceed on memorandum of costs.	0.40	\$140.00

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582	2/20/2015	HS	Review and compile cost billing statement from C. Coulter; Create spreadsheet regarding same; Telephone call with H. Ross regarding cost billing statement; Prepare Bill of Costs and Itemization of Other Costs; Email to M. Bourassa and T. Richards regarding same.	1.70	\$212.50
583	2/24/2015	HS	Receive and review Defendants' Motion for Judgment as a Matter of Law; Download and save to file; Email to M. Bourassa; Telephone call with H. Ross regarding same; Calendar response deadline.	0.30	\$37.50
584	2/24/2015	HS	Receive and review multiple notifications of transcript availability; Discuss with H. Ross	0.20	\$25.00
585	2/24/2015	MB	Receive and review Defendants' Motion for Judgment as a Matter of Law. Emails with H. Ross regarding the same.	0.50	\$175.00
586	2/24/2015	HR	Review of Rule 50 motion; confer with M. Bourassa regarding same.	0.30	\$105.00
590	2/24/2015	HS	Finalize Bill of Costs and give to T. Richards	0.40	\$50.00
592	2/25/2015	TR	Reviewed and revised Memorandum of Costs and itemization of other costs to be included therein.	1.70	\$595.00
593	2/25/2015	HS	Discuss Bill of Costs and Itemization of Costs with T. Richards; Revise per discussion	0.80	\$100.00
594	2/25/2015	HS	Emails to/from K. Bourassa regarding documentation to support costs	0.20	\$25.00
Billable Hours / Fees:				417.40	\$125,435.00

Timekeeper Summary

Timekeeper CC worked 1.60 hours at \$350.00 per hour, totaling \$560.00.
 Timekeeper EW worked 0.70 hours at \$125.00 per hour, totaling \$87.50.
 Timekeeper HR worked 99.10 hours at \$350.00 per hour, totaling \$34,685.00.
 Timekeeper HS worked 90.20 hours at \$125.00 per hour, totaling \$11,275.00.
 Timekeeper JF worked 1.70 hours at \$350.00 per hour, totaling \$595.00.
 Timekeeper KB worked 0.90 hours at \$125.00 per hour, totaling \$112.50.
 Timekeeper MB worked 142.80 hours at \$350.00 per hour, totaling \$49,980.00.
 Timekeeper TR worked 80.40 hours at \$350.00 per hour, totaling \$28,140.00.

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Prior Balance:	\$0.00
Payments Received:	\$0.00
Unpaid Prior Balance:	<u>\$0.00</u>
Current Fees:	\$125,435.00
TOTAL AMOUNT DUE:	<u>\$125,435.00</u>

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.